State of Vermont

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AGENCY OF NATURAL RESOURCES
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Hazardous Materials Management Division
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May 2, 1995

James Meagher
Ruandaidh Realty Corp.
Yonkers and Central Avenue
Yonkers, N.Y. 10704

RE: Site Management Activity Completed at Green Mountain Race Track, Pownal (Site #93-1511)

Dear Mr. Meagher:

The Sites Management Section (SMS) has received the Lincoln Applied Geology, Inc. (LAG) February 20, 1995 "7-day Pump Test of the Production Well" report for the above referenced site. Based on the information in this report, and a site file review, the SMS has concluded the following:

- On November 10 and 11, 1993 three gasoline underground storage tanks (USTs) and one diesel UST were removed from the above referenced site. Two of these USTs had holes in them. During the tank pull, soils screened beneath the USTs had peak volatile organic compound (VOC) concentrations of 240 ppm as measured by a photoionization detector (PID). Since the full extent of contamination was unknown, approximately 50 cubic yards of petroleum contaminated soils were backfilled. Analytical results from a groundwater sample collected from monitoring well TPW-1 contained 8,495 ppb BTEX compounds and 3,570 ppb MTBE. Potential sensitive receptors that were identified by this contamination included the inactive Green Mountain Race Track (GMRT) drinking water well and the Hoosic River.

- In order to investigate the contamination, six monitoring wells were installed, split spoon samples were screened with a PID, and groundwater samples were collected for laboratory analysis using EPA Method 8020.

- PID screening of split spoon samples did not encounter any measurable VOC concentrations during the installation of the monitoring wells. Dissolved BTEX and MTBE groundwater contaminant concentrations in the April 1994 sampling round decreased significantly from the November 1993 sampling round; TPW-1 BTEX concentrations decreased from 8,495 ppb to 108 ppb and concentrations of MTBE decreased from 3,570 ppb to non-detectable (<1 ppb) concentrations. In addition, significant concentrations of petroleum compounds did not appear to have migrated downgradient. This is demonstrated by the fact that groundwater samples collected from all six other monitoring wells contained almost no detectable contaminant concentrations (MW-1 and MW-2 contained 1 ppb each of MTBE which is well below the Vermont

Groundwater Enforcement Standard [VGES] for this compound).

- Follow up work included conducting a pump test of the GMRT well to insure that under pumping conditions, the well would not induce a downward groundwater flow from the upper area of the semi-confined aquifer, as well as increase the rate of groundwater (and dissolved contaminant) flow toward the pumping well. Groundwater samples were collected from the monitoring wells and the drinking water well for analysis by EPA Method 8020. No petroleum compounds were detected in any of the samples except TPW-1. However, the concentrations of petroleum compounds in this well had continued to decrease (Total BTEX = 82 ppb), and all petroleum compounds were below the VGES.

- If the GMRT well is reactivated, then a Source Protection Plan (SPP) and Wellhead Protection Area (WHPA) for the GMRT well should be developed and approved by the Department of Environmental Conservation, Water Supply Division. Please contact Tim Raymond at 241-3400 for more information.

- Based on the above, the SMS has determined that the petroleum contamination associated with the UST removed at this site does not pose an unacceptable risk to human health or the environment. Therefore, the SMS believes that no further subsurface investigation is warranted at this site.

Based on the results of this investigation, the site has been assigned a Site Management Activity Completed (SMAC) designation. Sites which the Hazardous Materials Management Division have determined require no further management are classified as SMAC. This designation does not release Ruandaidh Realty Corporation from any past or future liability which may arise from the petroleum contamination which originated from the leaking underground storage tank system at the former Green Mountain Race Track site. It does mean that the SMS is not requiring that any additional work be performed at this site in response to the initial contamination measured on the property. Please feel free to contact me or Matthew Moran with any further questions or comments you may have.

Sincerely,

Chuck Schwer, Acting Chief
Sites Management Section

cc: Pownal Selectboard
DEC Regional Office
Tim Raymond, Water Supply Division
Nancy Manley, DEC External Coordinator
Richard Foote, Conley & Foote
William Norland, LAG

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